

Planning History and Pre-application Schemes

In 2008 application reference 56595/APP/2007/3796 was considered by the Council in respect of the redevelopment of numbers 36-38 Rickmansworth Road Northwood. This scheme was refused planning permission but only on highways grounds. All other aspects of mass, bulk and siting were deemed acceptable.

At first, when beginning to look at the options to redevelop the 3 sites in question, the scheme was studied as a material consideration in what would be suitable for the scheme.

In May 2014 an initial Pre-Application scheme was submitted. The proposals were for the redevelopment of the site to replace the current 3 dwellings and outbuildings with one new residential block. There was an initial meeting held in June 2014 following which the proposals were amended to respond to initial officer comments.

Amended plans were submitted in December 2014 and the pre-app response received in April 2015 relates to the December 2014 scheme. These plans showed 25 flats in a single 4 storey building. The building is again designed to read as a series of connected buildings.

"...whilst the current proposed scheme is significantly greater in scale than the previously refused proposals, it is considered that these decisions lend weight to the principle of flats being acceptable in this location."

The pre-app scheme differed from the 2008 refused application as it now includes number 40 Rickmansworth Road. The addition of this site not only allows the resolution of the highways matters but also allows the coherent design now presented. The amended mass and bulk is significantly reduced from the original pre-app submission with the emphasis on stepping the building to respond to the scale of adjacent properties specifically responding to the height of the existing building on the western boundary. There is also an increase to the distance from the western boundary allowing the landscape to wrap around the building (Ref: Proposed Site Plan, page 1). The pre-app response states:

"The building has been designed with projecting gables and varied heights, all of which are deemed to help reduce the perceived size and mass of the building."



Application 56595/APP/2007/3796



Original Pre-Application Scheme Sketch



Revised Pre -Application Scheme elevations following meeting

Previous Planning Submission

Following the pre app application to increase the height of number 40 Rickmansworth Road to 2 storeys has been approved under ref 23403/APP/2014/4371.

As part of the further evolution of the proposals and also taking into account the complex topography of the site, the western element of the scheme was modified to accord with this revised approved mass.

The application subsequently submitted under ref 69978/APP/2016/1280 was based on the positive pre application discussions as well as the approved scale of number 40 Rickmansworth Road.

The scheme also took full account of the complex slope across the site to ensure it reads as 2 storeys from the rear and 3 storeys from the front.

The key elements which enabled a positive pre app response were enhanced and developed in these proposals.



Application ref: 23403/APP/2014/4371 - approved elevations increasing number 40 Rickmansworth Road to 2 storeys plus a roof.



Diagram showing comparison in footprint from historic consent, Pre-Application and finalised proposal.

- Historic Consent
- Pre-App Submission
- Revised Submission



Massing comparison

Scheme Amendments

Notwithstanding the advice received during the pre app the planning submission ref 69978/APP/2016/1280 was considered by officers to have a number of issues which would require further amendments to be made to the design. It was mutually agreed to withdraw the scheme to allow a thorough analysis of these required amendments.

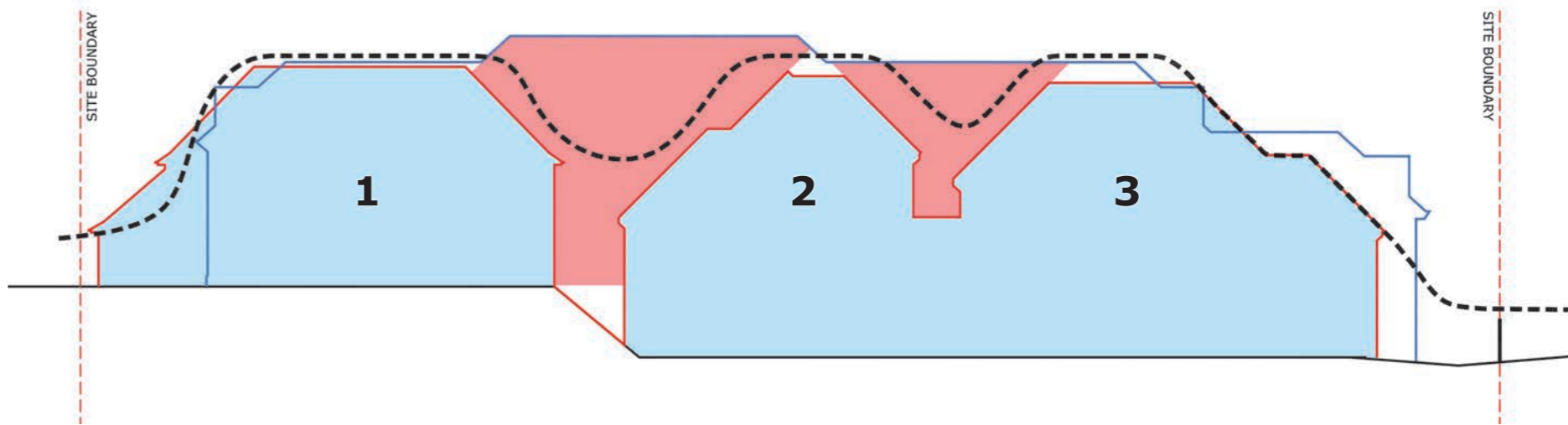
The key comments received were as follows:

- The building currently reads too much as a single mass
- The proposals must read as 3 large houses linked
- The building should step in from the boundary
- The bulk of the single roof creates an over bearing mass
- The “Queen Anne” approach was considered appropriate

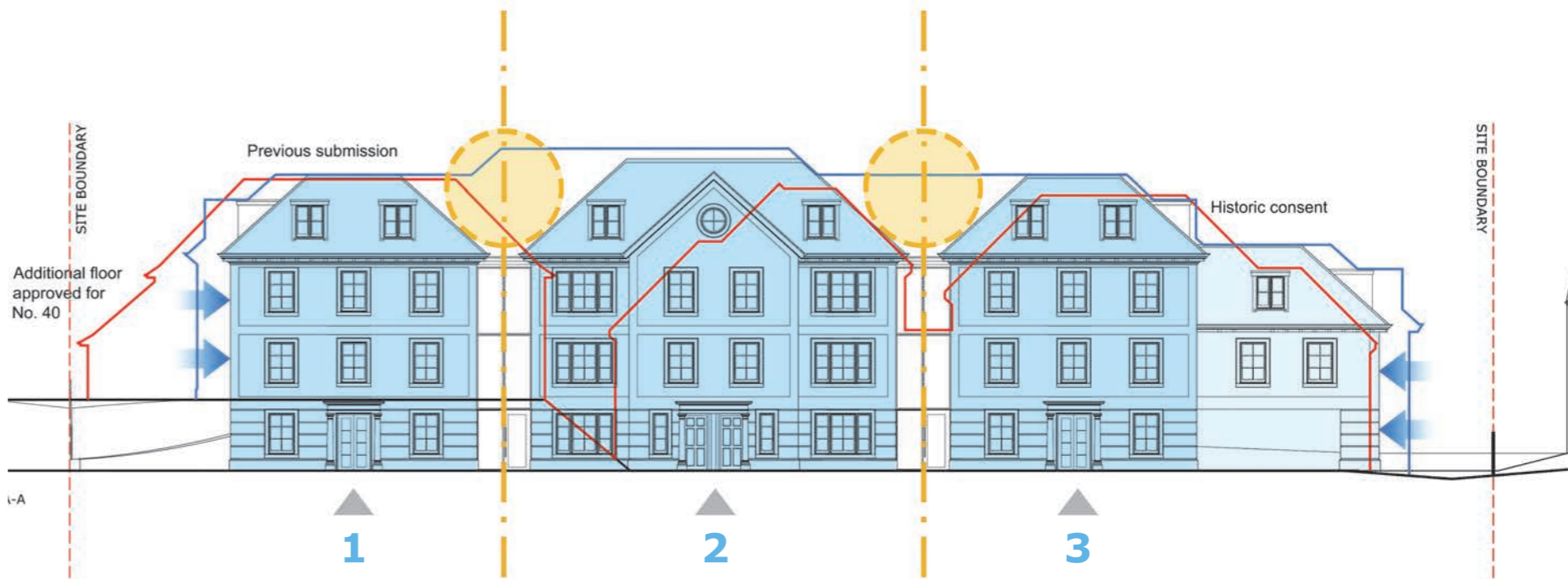
A further design meeting was held with officers. It was agreed in principle that a building designed as 3 large houses linked below eaves level would offer be acceptable and appropriate in the streetscene.

The key changes are summarises below:

- Proposed building reduced considerably in height, mass and bulk.
- Revised proposal based on 1 single central dwelling house and 2 subservient adjacent houses linked below eaves level.
- Units numbers reduced for 29 to 25 and building area reduced by approx 15%
- The elevations now presented in a yellow brick with stone details with fenestration designed to further enhance the vision of 3 dwelling houses.
- Landscape amended to further enhance the perception of 3 houses
- Building brought in from the boundary by a over 2 metres on either side.



Application ref: 23403/APP/2014/4371 - approved elevations increasing number 40 Rickmansworth Road to 2 storeys plus a roof.



Revised Elevation Approach

Comparative Elevations



Previously Submitted South West Elevation



Revised South West Elevation

Comparative Elevations



Previously Submitted North West Elevation



Revised North West Elevation